



~~August 15, 2006 CPC~~  
September 19, 2006 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06PS0428

Commonwealth Golf Properties, LLC  
(Brandermill Cluster)

Clover Hill Magisterial District  
3600 Brandermill Parkway

REQUEST: Planning Commission approval of a schematic plan that includes forty-five (45) multi-family dwelling units in an approximately six (6) acres area currently occupied by tennis courts of the Brandermill Country Club.

RECOMMENDATION

Staff recommends denial for the following reason:

The current request will remove existing open space within the Brandermill community. Staff has determined that the amount of remaining open space within Brandermill does not meet the minimum for open space as required by the approved zoning case (Case 74S021).

GENERAL INFORMATION

Associated Public Hearing Case:

74S021 – Brandermill/SEA Pines of Virginia

Developer:

Commonwealth Golf Properties, LLC

Location:

On the site of the Brandermill Country Club. Tax ID 729-684-Part of 2721. (Sheet 9)

Existing Zoning and Land Use:

R-7 with Conditional Use Planned Development; Community Country Club

Adjacent Zoning and Land Use:

North - R-7 with Conditional Use Planned Development; Single family residential  
South - R-7 with Conditional Use Planned Development; Single family residential,  
public/semi-public  
East - R-7 with Conditional Use Planned Development; Public/semi-public  
West - R-7 with Conditional Use Planned Development; Single family residential

BACKGROUND

At the Planning Commission's public meeting on August 15, 2006, the Commission deferred the request to allow staff additional time to analyze the amount of open space remaining in Brandermill. The original zoning, Case 74S021, established a required amount of open space. The primary document in this case is Chart III (attached in this report) that established a minimum acreage for open space of 981.41 acres. Per the notes below the chart, common open space could be decreased by no more than five (5) percent.

The second document in this case is Exhibit M titled "Brandermill Land Use Statistics" (attached). This document shows that a 4.2% reduction in open space was made from Chart III that established a minimum acreage for open space of 940.08. This reduction of open space was transferred to office and light industrial acreage.

Exhibit M breaks down open space into four (4) categories: roads, parks and recreation, golf, and other. In this analysis, staff has combined the categories of open space in parks and recreation and "other" because the subdivision plats do not distinguish between the two. Staff researched the amount of currently existing open space by compiling the acreage of roads and open space from all subdivision plats within Brandermill, then added the acreage of open space parcels outside of subdivisions that belong to the Brandermill Community Association or Commonwealth Golf Properties, LLC. Lastly we added the open space within condominium properties (Spinnaker Cove, Muirfield Green, and Woodbridge Crossing). Properties owned by Chesterfield County within Brandermill are not included as the properties are not open for residents to use.

While atypical of most projects, Exhibit M includes roads as part of the open space, and established that 241.95 acres of open space could be included in roads. Staff has determined that at least 254.31 acres of Brandermill is taken up by roads. Staff's methodology for comparing required open space to existing open space is to allow the use of roads as open space only up to the amount specified in Exhibit M so that roads are not considered a replacement for other categories of open space.

Staff analysis of open space is documented as follows:

<u>Open Space Category</u>	<u>Per Zoning Exhibit M</u>	<u>Per staff analysis</u>	<u>Gain or loss of Open Space</u>
Roads	241.95 Acres	254.31 Acres	No gain allowed
Golf	145.78 Acres	175.10 Acres	+29.32 Acres
Parks & Rec and other	552.35 Acres	497.35 Acres	-55.50 Acres
			<hr/>
			-25.68 Acres

Staff's analysis of open space shows a deficit of approximately twenty-six (26) acres.

### CONCLUSION

Based upon the shortage of existing open space within Brandermill, this request cannot be approved until an amendment to the zoning can be accomplished that sufficiently reduces the open space requirement to incorporate the reduction in open space caused by this development.

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### CASE HISTORY

Planning Commission Meeting (8/15/06):

The Planning Commission, on their motion, deferred the request until the September 19, 2006, public meeting to allow staff to complete an analysis of open space in Brandermill.

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CHART III

LAND USE	ZONING DISTRICT <sup>1</sup>	ACRES	PERCENT TOTAL ACRES
Single Family <sup>2</sup>	R-7	741.31	30
Multiple Family <sup>3</sup>	R-7	358.04	15
Village Centre	R-7	34.79	2
Schools	R-7	89.94	4
Open Space & Recreation	R-7, B-1, & M-1	981.41	40
Offices	B-1	57.27	2
Office/Industrial	M-1	180.77	7
TOTAL		2443.53	100

- (1) All Zoning Districts include a conditional use permit for planned development
- (2) Includes the subcategories Single Family A, Single Family B, and Single Family C
- (3) Includes the subcategories Townhouse Lots, Villas, and Apartments

The acres noted in Chart III above may be increased or decreased by ten percent (10%) within any tract as listed in Exhibits C, D, E, F, G, C-1, D-1, E-1, F-1, and G-1 provided that the total acres in any subcategory shall not be decreased or increased by more than ten (10) acres and further provided that common open space shall not be decreased by more than five percent (5%).

Furthermore, any tract boundary may be adjusted to any new configuration or shape provided that:

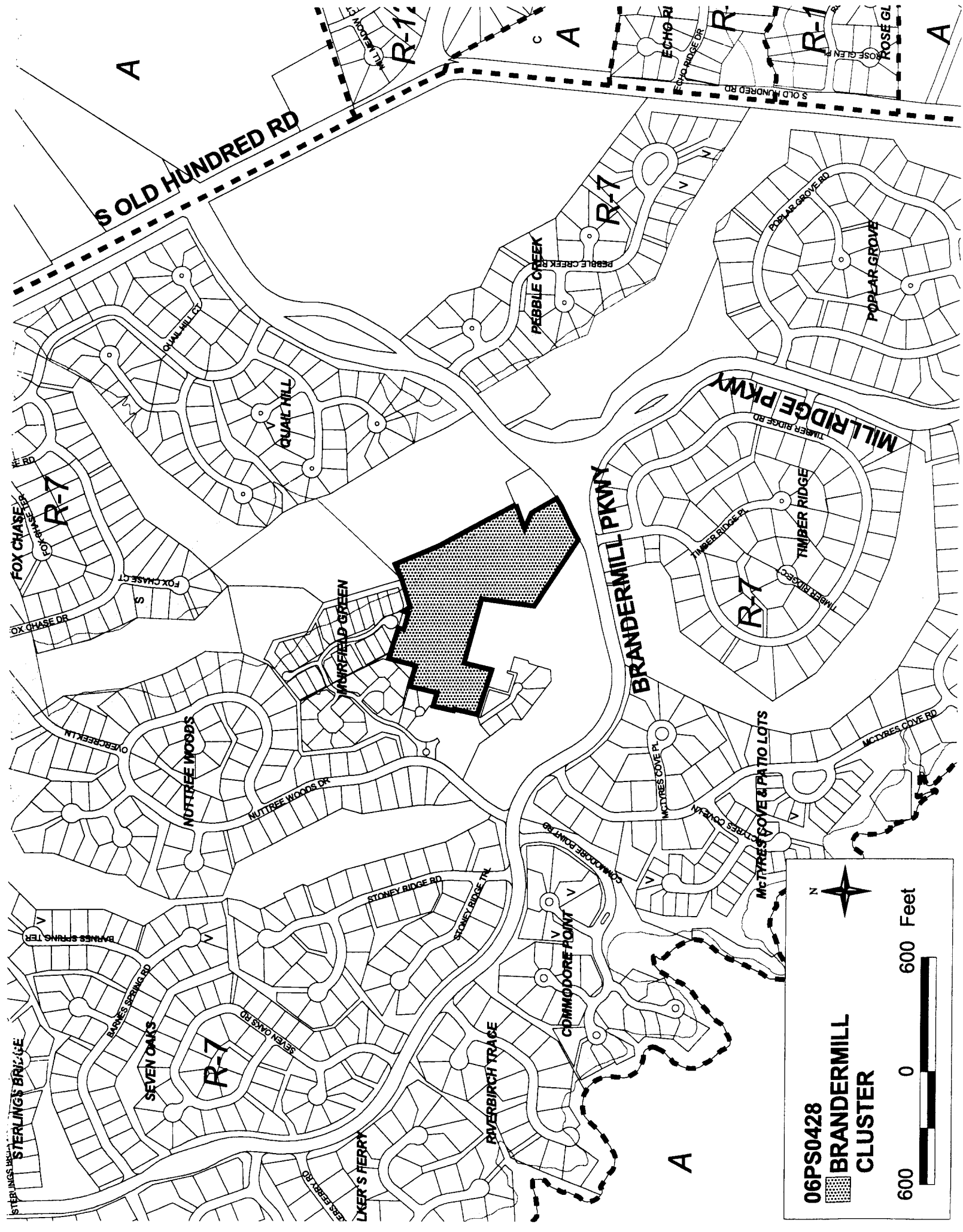
1. No two individual tracts as illustrated on Exhibits C, D, E, F, G, and C-1 shall be connected so as to form one tract (except in M-1 Districts as provided in Exhibit B, Section 3).
2. If such an adjustment encroaches upon common open space, an equivalent amount of open space shall be provided within the former tract boundaries except as provided above in Chart III. In no case, however, shall the common open space between two tracts be decreased to less than thirty (30) feet if such common open space is naturally wooded, or to less than fifty (50) feet if such common open space is golf course or other unwooded area.

## Exhibit M

## BRANDERMILL LAND USE STATISTICS

	Acres in Tract	Density	Units	% Units	% Acres
<b>Residential</b>					
Single Family A	392.15	2.29	896	15	16
Single Family B	265.79	4.00	1,051	18	11
Single Family C	83.37	4.50	375	6	3
Townhouse Lots	6.75	8.00	54	1	0
Villas	234.85	8.20	1,927	32	10
Apartments	115.43	11.90	1,384	23	5
<b>TOTAL</b>	<b>1,099.35</b>		<b>5,697</b>	<b>95</b>	<b>45</b>
<b>Village Center</b>	<b>34.79</b>				<b>1</b>
Retail					
Office			75	1	
Villas			275	4	
Apartments					
<b>Office/Light Industrial</b>	<b>279.37</b>				<b>11</b>
<b>Schools</b>	<b>89.94</b>				<b>4</b>
<b>Open Space</b>	<b>940.08</b>				<b>39</b>
Roads	241.95				10
Parks & Recreation	84.11				3
Golf	145.78				6
Other	468.24				20
<b>TOTAL</b>	<b>1,344.18</b>		<b>350</b>	<b>5</b>	<b>55</b>
<b>TOTAL IN VILLAGE</b>	<b>2,443.53</b>	<b>2.48</b> <b>(3.0x1)</b>	<b>6,047</b>	<b>100</b>	<b>100</b>

(1) Calculated according to Chesterfield County Planning Department, memorandum dated August 27, 1973, with minor modifications as agreed on January 4, 1974--on basis of 2,003.88 acres. See Exhibit "0" in the Letter of Intent for methodology. Employment Center land has been totally excluded in this calculation.



06PS0428

 **BRANDERMILL  
CLUSTER**



600 0 600 Feet

**BWTR**

**BRANDERMILL CLUSTER**

**CLUB HOUSE**

**BRANDERMILL CLUSTER**  
**SCHEMATIC PLAN**  
 CLOVER HILL DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA

**BRANDERMILL CLUSTER**  
 CLOVER HILL DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA

**BRANDERMILL CLUSTER**  
 CLOVER HILL DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA

**SCH06**  
 SHEET NO.  
 JOB NO. C0600075.00

**STATISTICS:**

**CLUB HOUSE:** 186 PARKING SPACES REQUIRED  
 190 PARKING SPACES PROVIDED

**45 CONDOMINIUM UNITS**  
 1.8 PARKING SPACES PER UNIT REQUIRED  
 81 PARKING SPACES REQUIRED  
 84 PARKING SPACES PROVIDED

**SITE AREA:** 11.4 ACRES (EXCLUDES ENTRY DRIVE)  
**AREA IN OPEN SPACE (BUFFER AREA):** 2.17 ACRES (340)  
**AREA IN OPEN SPACE (ENTRY DRIVE):** 2.28 ACRES (340)  
**LOT COVERED BY DRIVEWAY:** 1.20 ACRES (175)  
**LOT COVERED BY DRIVEWAY:** 1.20 ACRES (175)  
**20 BUILDING SETBACK**

Scale 1" = 40'

06PS0428-1